

PRESENT:

Leland J. Roper
Don Bird
Willis Morrison
Cecil Losee
Thomas Callister
Max Bennett

Mayor and presiding
Councilman
Councilman
Councilman
Councilman
Councilman

ABSENT:

None

OTHERS PRESENT:

Neil Forster
Dorothy Jeffery
Warren Peterson
Eirc DeHaan

City Superintendent
City Recorder
City Attorney
City Engineer

PLANNING/ZONING COMMISSION:

Don Dafoe
Robert Law
Roland Dutson
Bruce Taylor

Planning/Zoning Chairman
Member
Member
Member

Rex Stanworth
Carl Haase
Roger Stowell
Paul Nelson
John Dempsey

I.P.P.
I.P.P.
I.P.P.
I.P.P.
I.P.P.

Paul Viers
Rick Viers
Steve Young
Douglas Robinsen
Jack Grayson

A and R service
A and R service
MICA
Property owner
Grayson Const.

Mayor Roper being present called the meeting to order at 7:00 p.m.
Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a properly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing of the Notice and Agenda two (2) days before to each of them.

MINUTES

Proposed minutes of a Regular Council meeting held December 08, 1980 were presented for council approval, Councilman Losee MOVED the minutes be approved as presented, MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

DELTA CITY DUMP

Superintendent Forster reported on the status of the work being done at the city dump by the county crew, Mr. Forster stated the work was almost completed by the county and thought it would be by Saturday.

There was a general discussion of the disposal of dead animals at the dump in the future and the possibility of some other area being used for an animal pit.

Copies of the proposed "Agreement for Dump Maintenance" was given to each councilman for their review, agreement will be discussed at the December 22nd council meeting.

It was the decision of the council to have Councilman Losee follow-up on the project and report back to the council at the next council meeting.

DELTA CITY OFFICE BUILDING LEASE

Mayor Roper told council he had received a letter from Mr. Keith Taylor, owner of the City Building in regards to the discussion of the Delta City Office Building Lease that was held at the council meeting held December 08th. Letter is on file in the office of the city recorder.

There was a general discussion of the problems of office space for Delta City after July 01, 1981 if the lease was not renewed. Following the discussion, Councilman Bennett MOVED the city accept Proposal #2: The City would lease the space for a period of one (1) year and there would be no remodeling. The rent would be \$1,170.00 per month or .45¢ per sq. ft. The City would be required to give Mr. Taylor no less than ninety (90) days notice prior to the expiration of the one year term should they desire to enter into negotiations of an additional lease period. MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

DELTA CITY COMPREHENSIVE DEVELOPMENT PLAN

Mayor Roper read the following letter he had received from the Planning/Zoning Commission:

Dear Sirs:

By a majority vote at the Planning/Zoning Meeting held on Wednesday, December 10, 1980 the Planning/Zoning Committee certified the Delta City Comprehensive Development Plan to the Delta City Council.

A public Hearing was held on December 05, 1980 and those suggested changes and additions to the Delta City Comprehensive Development Plan made at that meeting are to be included in the plan.

Sincerely,

Don Dafoe, Chairman of Planning & Zoning

DISCUSSION WITH IPP AND THEIR CONSULTANTS IN REGARDS TO THE POSSIBLE DEVELOPMENT ADJACENT TO THE DELTA CITY LIMITS.

Mayor Roper told council the IPP personnel were at the meeting to discuss with council and Planning/Zoning Commission the possible development of land adjacent to the city limits. The following items were discussed:

1. Time frame regarding the need of the first housing for IPP Personnel.
2. Cost of the land to be developed.
3. Delta City Comprehensive Development Plan.
4. Housing needs for the secondary jobs.
5. Trailer home parks; permanent homes replacing the trailer homes after the need for trailer homes is over.
6. Flexibility of IPP to work with the private developer.
7. Reasonable and affordable housing cost for persons moving into the area.
8. Man camps at the IPP site.
9. Accessibility of water and sewer to the different areas around Delta City Limits.

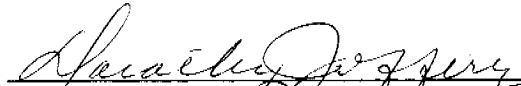
Mr. Carl Haase questioned the council on any adjustments that may be needed in regards to the Comprehensive Development Plan to which Mayor Roper referred to Section Five (5) on page two (2) in the Plan and told Mr. Haase the city would be willing to work with IPP in any way they could. (It must be recognized that the plans can only reflect Delta's best judgment about what exists today and what it can foresee, from present information, will be needed in the future. As development continues, as technology changes and new trends emerge, re-evaluation and updating will be required.)

Councilman Bennett MOVED that Delta City will work with IPP and stated the Comprehensive Development Plan is a guide and can be changed to meet the needs as they arise if the council agrees to the changes requested, MOTION SECONDED by Councilman Callister and received the unanimous affirmative vote of all councilmen present.

By request of IPP Councilman Morrison MOVED council go into a closed session at this time, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

Upon completion of the closed session the council met once again in open meeting at which time Mayor Roper asked if there was any further questions or comments, there being none Councilman Bennett MOVED the meeting be adjourned, SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present. Meeting adjourned at 10:45 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD DECEMBER 22, 1980

PRESENT:

| | |
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| Leland J. Roper | Mayor and presiding |
| Cecil Losee | Councilman |
| Thaomas Callister | Councilman |
| Willis Morrison | Councilman |

ABSENT:

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| Max Bennett | Councilman |
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OTHERS PRESENT:

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| Neil Forster | City Superintendent |
| Dorothy Jeffery | City Recorder |
| Warren Peterson | City Attorney |

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| Roger Stowell | I.P.P. |
| Bob Pendray | Pendray Const. |
| Jim Pendray | Pendray Const. |
| Alan Viers | A and R Service |
| Rodney Ogden | First Security Bank |
| Grant Neilson | City Resident |
| Jack Grayson | Grayson Cost. |

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